



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

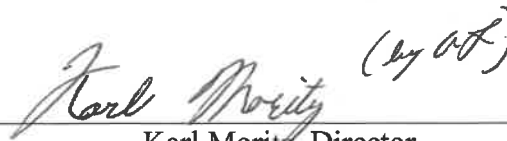
Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	#2018-0074
Approved by Planning and Zoning:	August 13, 2018
Permission is hereby granted to:	HI Alexandria Lessee, LLC
to use the premises located at:	625 First Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

08/13/2018

Date

 (by af)

Karl Moritz, Director
Department of Planning and Zoning

DATE: August 13, 2018

TO: Tony LaColla, Division Chief, Land Use Services
Department of Planning and Zoning

FROM: Maggie Cooper, Urban Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0074
Administrative Review for Change of Ownership
Site Use: Hotel
Applicant: HI Alexandria Lessee, LLC
Location: 625 First St
Zone: CD

Request

Special Use Permit #2018-0074 is a request to change the ownership of a hotel at 625 First Street from Carr 625 First Street, LLC to HI Alexandria Lessee, LLC. The applicant proposes to maintain the hotel name, Holiday Inn, with no changes to the business operation. The applicant will continue to operate a hotel with an internal restaurant with no off-premises alcohol sales.

Background

In 1997, City Council granted Special Use Permit #97-0127 to the First Street Limited Partnership by Charles Henry Smith for the continued operation of a hotel. A change of ownership SUP#98-0046 was granted in 1998 to AGH Leasing LP. In 1999, City Council granted a parking reduction and change of ownership SUP #99-0082 to Meristar Hospitality Operating Partner. An administrative change of ownership SUP#2007-0096 was granted in 2007 to Carr 625 First Street, LLC.

On July 11, 2018, a zoning inspector visited the subject property and found no violations of the conditions of Special Use Permit #2007-00096.

Parking

A parking reduction was approved for the hotel in 1999 under SUP#99-0082. Therefore, the hotel meets its parking requirements.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, staff sent email notifications to the Old Town North Community Association, the North Old Town Independent Citizens, the Northeast Citizen's Association and the Old Town Civic Association. Staff has not received any comments on the request.

Staff Action

Staff views the change of ownership as a reasonable request. The applicant does not propose to

intensify operations of the hotel or internal restaurant and it is unlikely the change of ownership would generate new or amplify existing negative impacts at this site. Conditions have been carried forward from SUP#2007-000096. Staff has amended language in Conditions #4 (garage wall color), #5, (controlled access to garage) and #6 (emergency button in garage) to ensure that the applicant maintains conditions that were required at the time of development. Staff also amended language in Conditions #9 (kitchen equipment) and #23 (off-site alcohol consumption). Staff added modern-day standard conditions as Conditions #25 through #37. Staff deleted Conditions #2 (crime prevention), #8 (previous SUP parking reduction), #14 (litter receptacle payment) and #16 (Health Department review), as all conditions were previously satisfied. As the state Building Code now governs requirements for smoke-free businesses, Condition 24 has been also deleted. Staff replaced Condition #15 with Condition #30 (employee transportation options) and Condition #20 with Condition #4 (white walls in the garage).

Staff hereby approves this Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: August 13, 2018
Action: Approve



Anthony LaColla, Division Chief Land Use Services

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2018-0074

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP #97-0127)
2. **CONDITION SATISFIED AND DELETED:** ~~The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees. (SUP#97-0127)~~
3. The applicant shall maintain lighting that is a minimum of 20 foot-candles in the parking lots and garage. (SUP#97-0127)
4. **CONDITION AMENDED BY STAFF:** The applicant shall ~~paint the walls in the garage white~~ maintain white walls in the garage. (PC) (SUP#97-0127)-(P&Z)
5. **CONDITION AMENDED BY STAFF:** The applicant shall ~~maintain~~ install a controlled access into the garage. (SUP#97-0127) (P&Z)
6. **CONDITION AMENDED BY STAFF:** The applicant shall ~~maintain~~ place emergency buttons in the garage. (SUP#97-0127)-(P&Z)
7. The applicant shall maintain a minimum of 148 off street parking spaces at all times for guests and users of the hotel. (P&Z) (SUP#97-0127)
8. **CONDITION SATISFIED AND DELETED:** ~~The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if he determines that the parking reduction has caused parking problems in the area. (PC)(SUP#97-0127)~~
9. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES) (SUP #2007-0096) (P&Z)
10. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP #2007-0096)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP #2007-0096)

12. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519- 3486 ext.132. (T&ES) (SUP #2007-0096)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2007-0096)
14. **CONDITION SATISFIED AND DELETED:** ~~Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of approval. Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES) (SUP #2007-0096) (P&Z)~~
15. **CONDITION DELETED AND REPLACED WITH CONDITION #30:** ~~The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES) (SUP #2007-0096)~~
16. **CONDITION SATISFIED AND DELETED:** ~~Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Police) (SUP #2007-0096) (P&Z)~~
17. All exterior entrances into the facility, other than the lobby entrance, should be equipped with automatic door closers and locks. (Police) (SUP #2007-0096)
18. Ensure that, during the nighttime hours, all remote and/or unattended entrances are locked. This should not conflict with fire and emergency exit requirements. (Police) (SUP #2007-0096)
19. Remote or unattended exterior entrances into the facility should be monitored or recorded by a video surveillance system. (Police) (SUP #2007-0096)
20. **CONDITION DELETED AND REPLACED WITH CONDITION #4:** ~~For the safety of the persons using the proposed garage, the walls and the ceilings in the garage are to be painted white. (Police) (SUP #2007-0096) (P&Z)~~

21. For the safety of the persons using the proposed garage, it is recommended that the lighting for the parking garage be a minimum of 5.0 foot-candle minimum maintained. (Police) (SUP #2007-0096)
22. It is recommended that the applicant meet the lighting standard set by Transportation & Environmental Services. The Alexandria Lighting Standard set by T&ES for "office and multi-family" parking area and walkway uniformity is 1.0 foot-candle minimum maintained. Lighting for the common areas and sidewalks should also be 2.0 foot-candle minimum maintained. The lightings should be consistently uniformed throughout the parking lot and on the periphery. (Police) (SUP #2007-0096)
23. **CONDITION AMENDED BY STAFF:** On site alcohol service is permitted; no off-premise alcohol sales are permitted for consumption off-site. (P&Z) (SUP #2007-0096)
24. **CONDITION DELETED BY STAFF:** ~~The applicant shall comply with any requirement adopted as part of a smoke-free ordinance.~~ (P&Z) (SUP #2007-0096)
25. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)
26. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and on how to prevent underage sales of alcohol. (P&Z)
28. **CONDITION ADDED BY STAFF:** No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
29. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)
30. **CONDITION ADDED BY STAFF:** The applicant shall provide information about

alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (P&Z)

31. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
32. **CONDITION ADDED BY STAFF:** All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z)
33. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)
34. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)

SUP #2018-0074
625 First Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-00074. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the hotel at 625 First Street.

Dixie Eng
Applicant - Signature

8/31/18
Date

Dixie Eng
Applicant - Printed

8/31/18
Date